

FOR SALE

Rare Corner Building
Office/Retail w/Basement

711-721 Carnarvon St.
50 Lorne St.
718 Victoria St.
New Westminster, B.C.



INVESTOR ALERT!!

**PRIME LOCATION - PROMINENT CORNER
LOCATED NEXT TO COURT BUILDINGS, DOUGLAS COLLEGE**

This ideally located building boasts three physical addresses featuring retail and office spaces, some with ground level street exposure and easy access to foot and vehicular traffic. Zoning is C-4 Downtown Mixed Use Districts (High Density). The intent of this district is to allow mixed use development at a high density with an opportunity to increase density upon amenity requirements being met. Density up to 5.2 FSR.

The Law Courts of British Columbia are situated right next door with the Douglas College campus behind. Ample parking to the rear and street, walking distance to two SkyTrain stations, transit and New Westminster Quay.

Highly developed New Westminster SkyTrain station is a hub for shopping, commerce, high rises and numerous amenities such as the revitalized New Westminster Quay, a variety of financial services, restaurants, retail outlets and theatres. Take your lunch breaks, go for a walk and enjoy the Fraser River views! New Westminster is central to the Lower Mainland and provides easy access to arterial routes.

Call Bill Hamilton today!

Features

- 3 civic addresses on a corner lot
- Total building 17,698 sq.ft.*
- Basement 3,185 sq.ft.*
- Lot Size 17,387 sq.ft.
- Frontages:
 - Carnarvon St. 131.89 ft.
 - Victoria St. 131.89 ft.
 - Lorne St. 131.83 ft.
- Law Courts next door
- Douglas College to the rear
- High traffic location
- Walking distance to SkyTrain & transit
- Close to New Westminster Quay
- Parking to the rear + street parking
- Zoned C-4 Downtown Mixed Use Districts (High Density)
- Density – Up to 5.2 FSR

* Approximate size

Grand Central
REALTY

New Westminster Office Space For Sale. The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. Sale or Lease of the property is subject to prior sale or lease, withdrawal or change without notice.

Contact

BILL HAMILTON
Personal Real Estate Corporation
Commercial Real Estate
Cell: 604-351-4400
billhamilton.ca



Grand Central Realty
3700 N Fraser Way, #230
Burnaby, B.C. V5J 5H4

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Civic Address	718 Victoria St., New Westminster, B.C. V3M 1C9
Size	703 sq.ft.*
Frontage	131.89 ft.
Civic Address	50 Lorne St., New Westminster, B.C. V3M 6G3
Size	6,680 sq.ft.*
Frontage	131.83 ft.
Civic Address	711 – 721 Carnarvon St., New Westminster, B.C. V3M 1E6
Size	7,130 sq.ft.*
Frontage	131.89 ft.
Basement	3,185 sq.ft.*
Total Building	17,698 sq.ft.*
Lot Size	17,387 sq.ft.
Legals	PID: 015-177-220; Block 24, Plan NWP83297, Group 1, New Westminster Land District, PCL One, Expl PL
Gross Taxes 2023	\$72,270.96 per annum
Density	Up to 5.2 FSR
Zoning	C-4 Downtown Mixed Use Districts (High Density) <i>The intent of this district is to allow mixed use development at a high density, with an opportunity to increase density upon amenity requirements being met.</i>

SALE PRICE: Contact Listing Agent

•Approximate size

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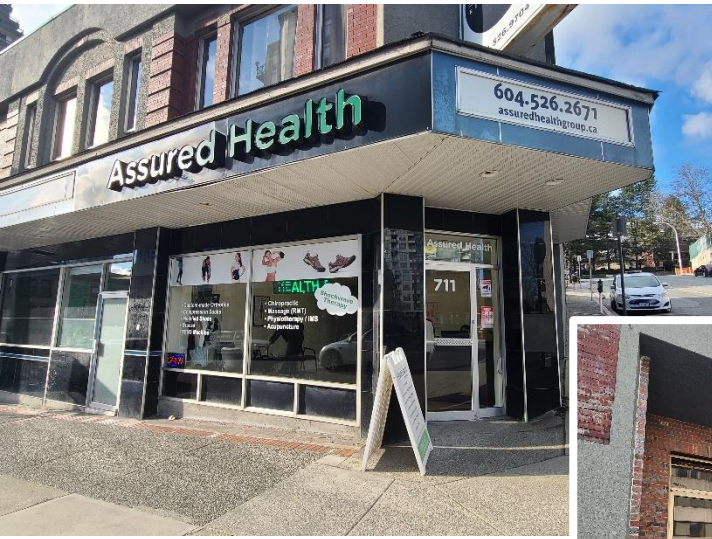


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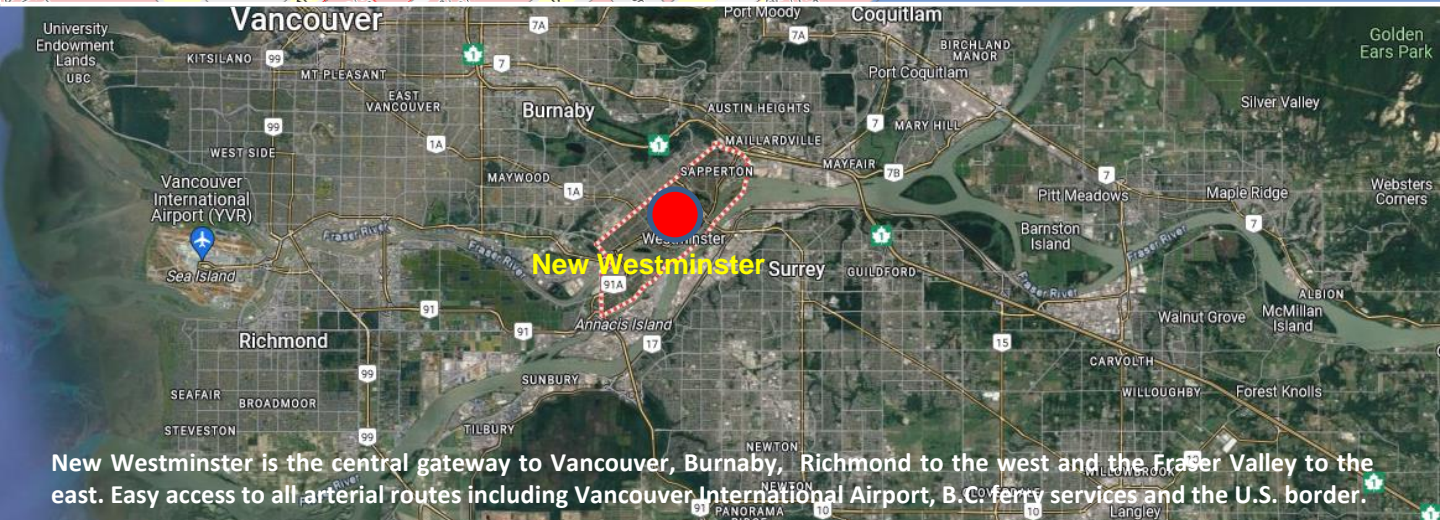
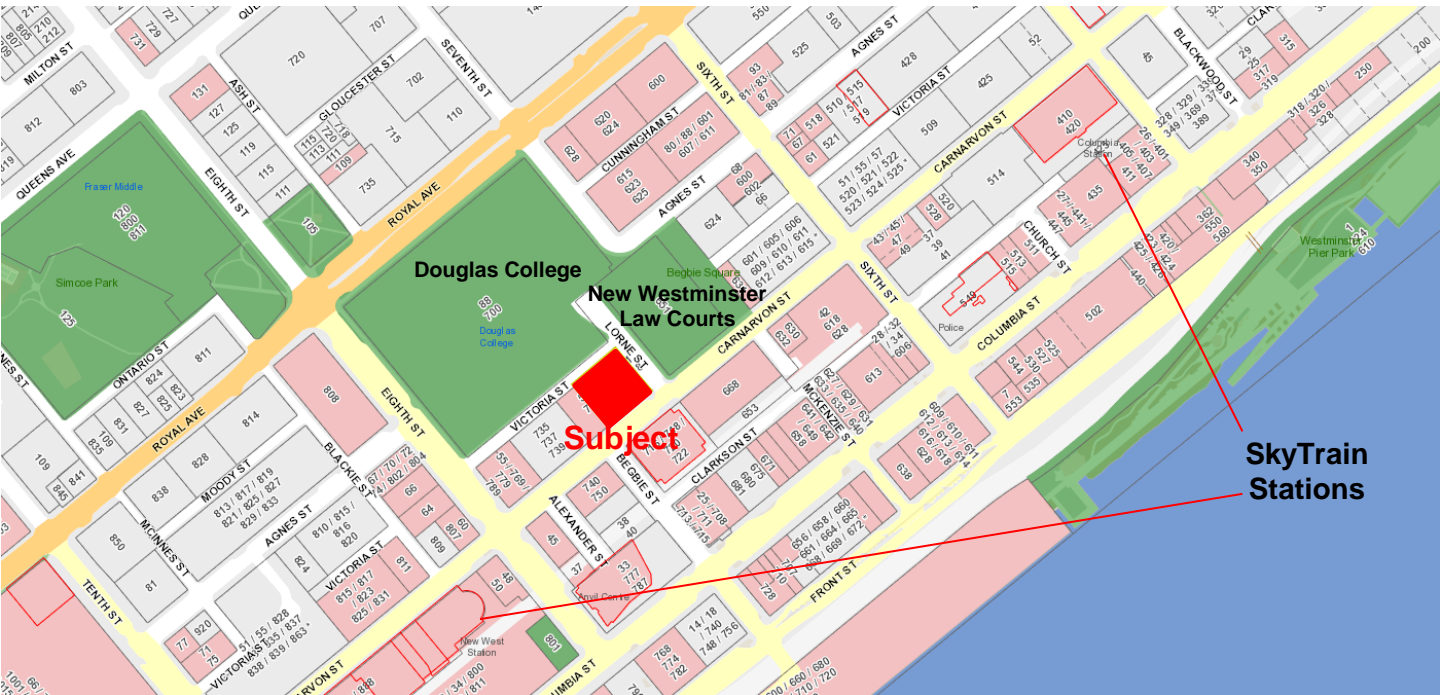


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New Westminster is the central gateway to Vancouver, Burnaby, Richmond to the west and the Fraser Valley to the east. Easy access to all arterial routes including Vancouver International Airport, B.C. ferry services and the U.S. border.

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